

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JULY 12, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-11449, VAR-13505 AND SUP-11444

SDR-10126 - PUBLIC HEARING - APPLICANT/OWNER: GREAT MALL OF LAS VEGAS, LLC - Request for a Site Development Plan Review FOR A PROPOSED 1,575,000 GROSS SQUARE-FOOT MIXED-USE REGIONAL MALL WITH 900 RESIDENTIAL UNITS AND WAIVERS OF MAIN TRANSITION ZONE, TOWN CENTER CORE AND TOWN CENTER URBAN ZONE BUILDING HEIGHT, STEPBACK AND BUILD-TO-LINE REQUIREMENTS; AND TO ALLOW 15.4 PERCENT OPEN SPACE WHERE 20 PERCENT IS THE MINIMUM AMOUNT OF OPEN SPACE REQUIRED ON THE TOWN CENTER PORTION OF THE PROJECT on 49.82 acres at the northeast corner of Grand Montecito Parkway and Deer Springs Way (APNs 125-20-201-001, 125-20-601-003, 005; 125-20-603-001 through 004; 125-20-602-002, 003, 005 through 008), T-C (Town Center) Zone [PROPOSED: UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). NOTE: THE APPLICATION HAS BEEN AMENDED FROM A WAIVER OF THE TOWN CENTER URBAN ZONE TO A WAIVER OF THE TOWN CENTER EDGE ZONE BUILDING HEIGHT, STEPBACK AND BUILD-TO-LINE REQUIREMENTS; TO REMOVE THE WAIVER TO ALLOW A REDUCTION IN OPEN SPACE; TO ADD A WAIVER OF TOWN CENTER SETBACK REQUIREMENTS; TO AMEND APN 125-20-201-001 TO APN 125-21-201-001; AND TO ADD APN 125-20-601-006. The Planning Commission (3-3 vote) recommends DENIAL. Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

7

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

The Planning Commission (3-3 vote) recommends DENIAL. Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report For This Application
3. Support Documentation
4. Justification Letter
5. Submitted after final agenda - Revised plans by staff for Items 121-124 filed under Item 121
6. Backup referenced from the 06/08/06 Planning Commission meeting Item 27